#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address Including suburb and postcode |  |
|---------------------------------------|--|
| postcode                              |  |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$960,000 & \$990 | 0,000 |
|---------------------------------|-------|
|---------------------------------|-------|

#### Median sale price

| Median price  | \$1,087,500 | Pro | perty Type | House |        | Suburb | Mordialloc |
|---------------|-------------|-----|------------|-------|--------|--------|------------|
| Period - From | 01/07/2019  | to  | 30/06/2020 |       | Source | REIV   |            |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| Au | areas or comparable property | 1 1100    | Date of Sale |
|----|------------------------------|-----------|--------------|
| 1  | 42 Robert St PARKDALE 3195   | \$980,000 | 28/07/2020   |
| 2  | 4 David St MORDIALLOC 3195   | \$965,000 | 22/04/2020   |
| 3  |                              |           |              |

#### OR

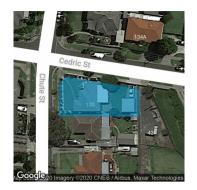
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 11/09/2020 14:11 |
|--|------------------|



Date of sale







Rooms: 4

Property Type: House **Agent Comments** 

**Indicative Selling Price** \$960,000 - \$990,000 **Median House Price** Year ending June 2020: \$1,087,500

## Comparable Properties



42 Robert St PARKDALE 3195 (REI)

Price: \$980,000 Method: Private Sale Date: 28/07/2020 Property Type: House Land Size: 588 sqm approx Agent Comments

4 David St MORDIALLOC 3195 (VG)



**Agent Comments** 

Price: \$965,000 Method: Sale Date: 22/04/2020

Property Type: House (Res) Land Size: 626 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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